



Hawthorn Road | Ashington | NE63 9BQ

£90,000

Three-bedroom terraced house in Ashington close to the Town Centre and with excellent transport links. The property comprises of a living room, dining room, kitchen, and bathroom downstairs. Upstairs there are three good sized bedrooms one with a cloakroom/WC. Externally you will find a small front garden and a rear yard.



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Three Bedroom Terraced House**Two Reception Rooms****Modern Shower Room****Gas Central Heating****Fitted Kitchen****Double Glazing****Secure Off-Street Parking****Small Front Garden****For any more information regarding the property please contact us today****PROPERTY DESCRIPTION:** UPVC Entrance door**ENTRANCE HALLWAY:** Modern flooring**DOWNSTAIRS BATHROOM:** 5'9 (1.75) x 5'2 (1.57)

Double glazed rear window, low level wc, pedestal wash hand basin, large shower cubicle with mains shower, spotlights, tiling to floor, single radiator.

LOUNGE: 14'3 (4.34) x 14'0 (4.27)

Double glazed front window, double radiator, television point, fire surround with electric inset and hearth.

DINING ROOM: 12'5 (3.78) into alcove x 14'0 (4.27)

Double glazed rear window, coving to ceiling, two single radiators.

KITCHEN: 12'0 (3.66) x 5'10 (1.79)

Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated dishwasher, tiling to floor, spotlights, double glazed door to rear.

FIRST FLOOR LANDING AREA:**BEDROOM ONE:** 13'11 (4.24) x 12'6 (3.81)

Double glazed front window, single radiator, three built in cupboards, loft access-boarded,

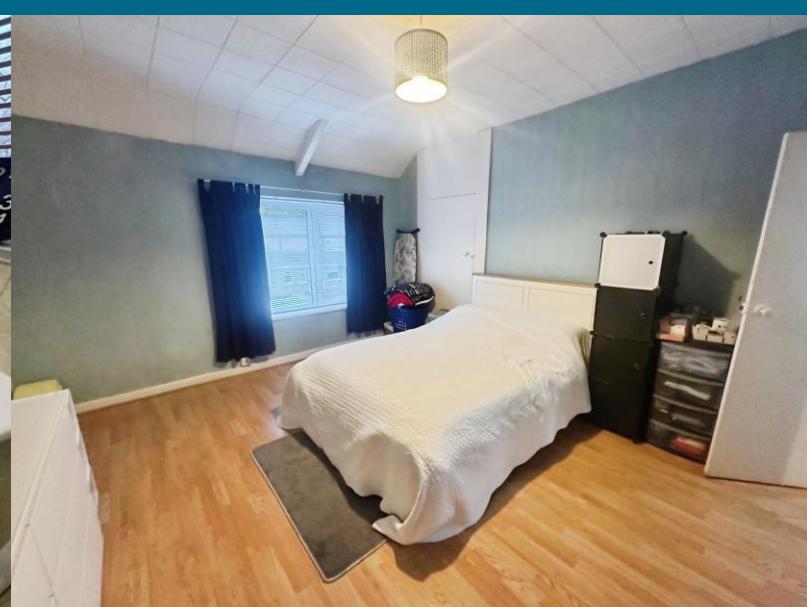
BEDROOM TWO: 8'5 (2.57) x 14'0 (4.27)

Double glazed front window, single radiator

BEDROOM THREE: 10'9 (3.28) x 8'3 (2.52)

Double glazed front window, single radiator.

EXTERNALLY:**FRONT GARDEN:** Small front garden, low maintenance with bushes.**YARD TO REAR:** Private yard with car port



PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

Parking: Yard to rear with Car port

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

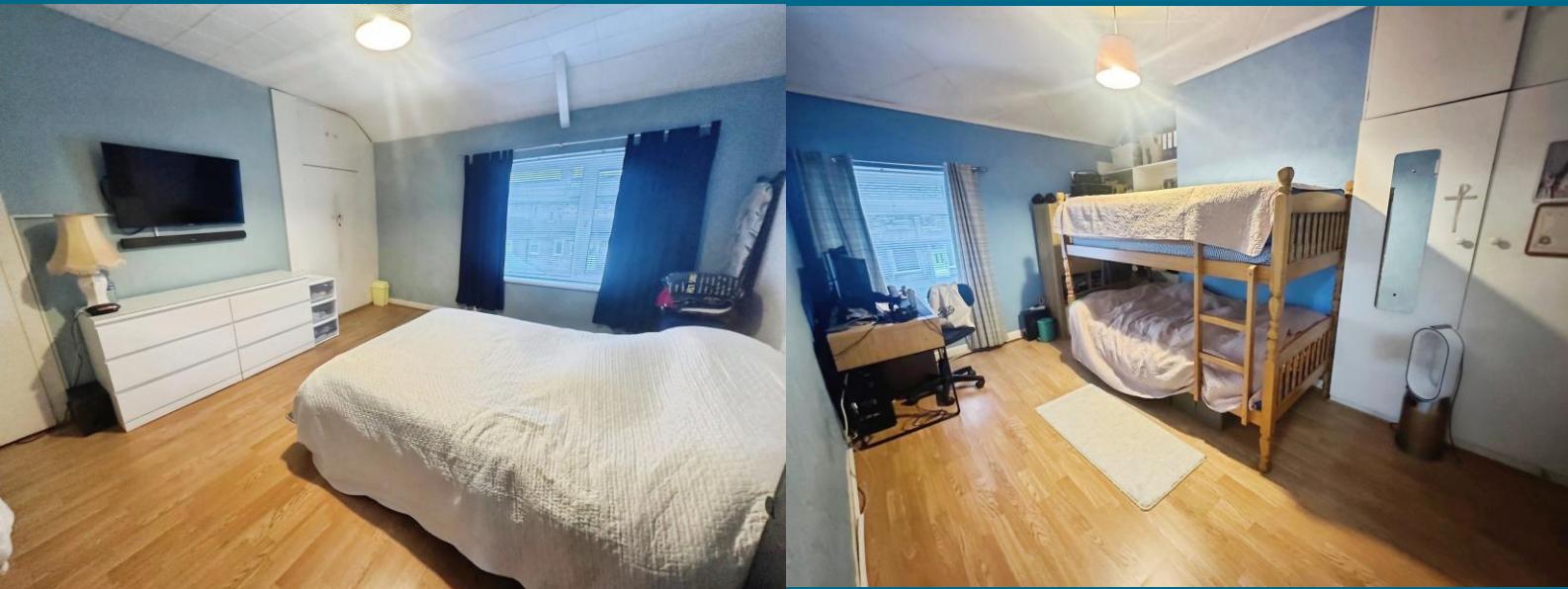
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A**EPC RATING: C**

AS00010460 GD/FG 10/02/2026 VERSION ONE

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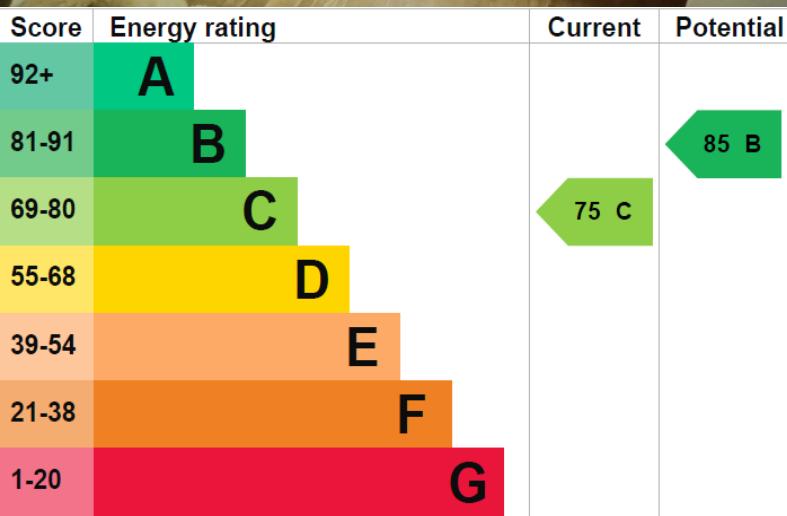
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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